

# Kakaako Connection

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## WARD AVENUE EXTENSION GROUNDBREAKING CELEBRATES START OF ENHANCED INFRASTRUCTURE IN KAKA'AKO MAKAI



**TRADITIONAL BREAKING OF GROUND:** (from left to right) Mel Suzuki, Park Engineering; Karen Lee, KORL Construction; Governor Ben Cayetano; HCDA Chair Lynne Waters; Congressman Neil Abercrombie; HCDA Executive Director Jan Yokoia; and HCDA Engineer Steve Miyamoto.

**G**overnor Ben Cayetano and other State officials participated in a groundbreaking ceremony for the Ward Avenue Extension Project on July 8 at Kewalo Basin. This major \$6.6 million public works project is the first phase of the development of new and enhanced roadways and utility systems in Kakaako's Makai Area. The project, being undertaken by the Hawaii Community Development Authority (HCDA), will construct a new roadway from the intersection of Ward Avenue and Ala Moana Boulevard to the intersection of Ahui and Ilalo Streets.

The Ward Avenue Extension Project will play a crucial role in the State's plan to transform Kakaako's Makai Area and waterfront into a world-class center of activities to be enjoyed by Hawaii's families and visitors. Infrastructure improvements will include: the installation of new water, sewer and drainage structures; construction of the new roadway; new driveways, sidewalks, curbs and gutters; and the relocation and expansion of existing overhead electrical, telephone and cable television lines to new underground systems. The project will also improve approximately 150 feet of Ahui Street, makai of Ilalo Street. Infrastructure in Kakaako's Makai Area is currently inadequate or nonexistent and improvements are required to improve access to the area and to support future development there. The Ward Avenue Extension Project will be constructed in two phases. The first phase, to start construction in August 1998, will involve the demolition of several structures in the Kewalo Basin area. The infrastructure and roadway improvements will be done in the second phase, tentatively scheduled to commence in November 1998. The entire project is expected to take 15-18 months to complete. Other future Kakaako Makai Area infrastructure improvements are being planned for Ilalo Street (from Ahui to Keawe Streets), and another project would extend Punchbowl and South Streets into Kakaako Makai. The Ilalo Street improvements are tentatively projected to start construction in October 1999 and the Punchbowl/South

Street project is projected to start in mid-2000.

Addressing the groundbreaking ceremony audience, Governor Cayetano stated that the Ward Avenue Extension Project will serve as a much-needed passageway to the premier gathering place that the State is creating in Kakaako's Makai lands and waterfront. "The Kakaako waterfront will be a place where our people can enjoy not only commercial activities, but also recreation and cultural activities," he said. "We have embraced the concept of a family focus here. The Kakaako Waterfront Park will be complemented by the Children's Discovery Center to be opened soon, and land has been set aside for a children's theater next to the Center. In the long run, we hope to develop a world-class aquarium at the waterfront which will feel like a tremendous attraction for this island and for the State." Governor Cayetano added that in the area of commercial activities, "we are thinking about establishing a high tech park (in Kakaako Makai), among other things. Over the next few months, there will be quite a few projects occurring in this area, bringing more jobs for construction workers, stimulating the economy and adding a great deal to the development of the Kakaako District."

HCDA Chair Lynne Waters told the audience, "In light of the very special place we are planning to create at Kakaako Makai, the need for infrastructure improvements is critical. The improvements to be undertaken in the Ward Avenue Extension Project will dramatically improve access to this area and support development of Kakaako Makai. In addition to improving access and utilities, we are building beautiful streets; sidewalks will be wide, with special finishes. The streets will be lined with large shade trees; utilities will be underground and special street lights will be installed. The Kakaako Makai streetscape will be very attractive."

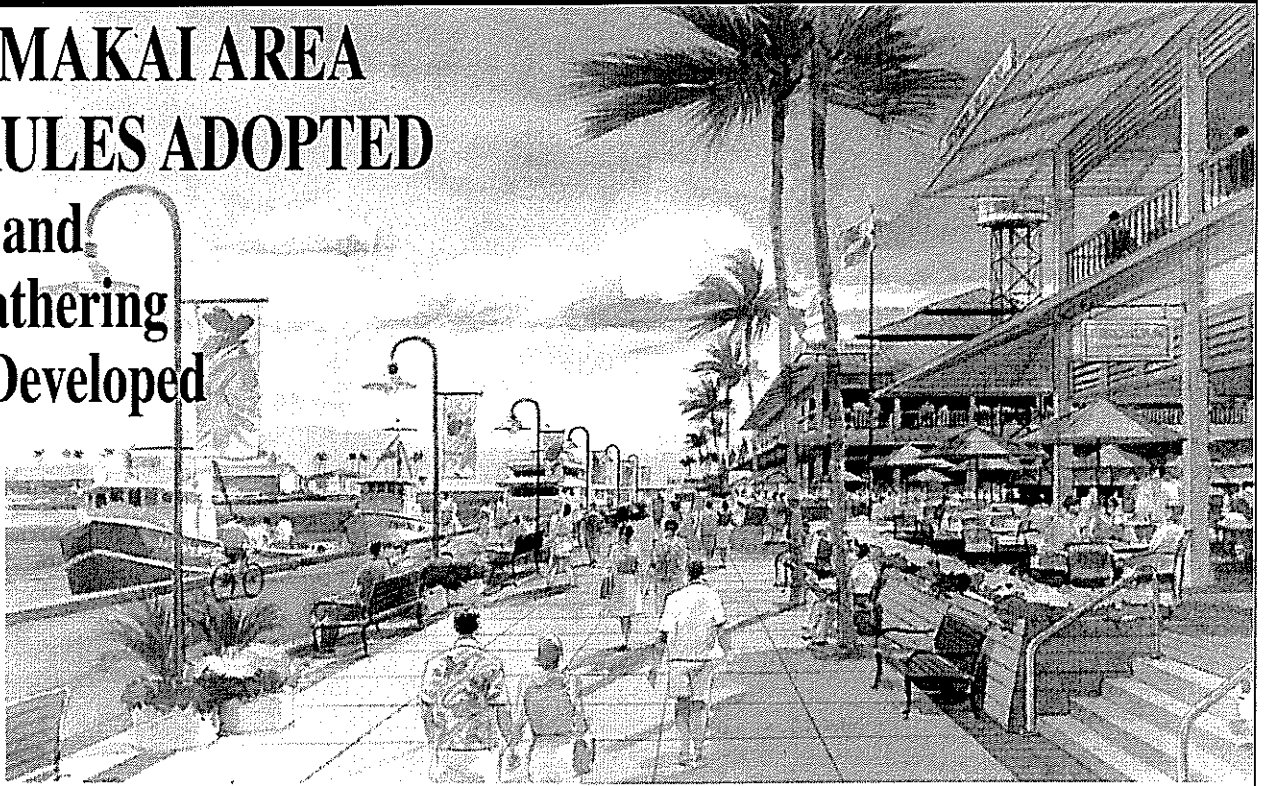
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# REVISED MAKAI AREA PLAN & RULES ADOPTED

## An Exciting and Beautiful Gathering Place to Be Developed



*A rendering of potential future development along the Kewalo Basin waterfront.*

**K**akaako's Makai Area—including the Kakaako waterfront from Kewalo Basin to Honolulu Harbor—is envisioned for development as a vibrant and attractive “gathering place”. Following a public hearing, the members of the Hawaii Community Development Authority (HCDA) on August 5 adopted the revised Kakaako Makai Area Plan and Rules that set up the agency's goals and guidelines for attaining this outstanding future for Kakaako Makai. The revised Kakaako Makai Area Plan and Rules have been forwarded to the Governor's office for final approval. The revised documents call for the creation of remarkable physical amenities including an abundance of parks and open spaces, spacious tree-lined streets and sidewalks that enhance and enrich Hawaii's outdoor environment. Under the plan, a variety of new developments could be developed, including an enhanced waterfront park, maritime uses along the harbor, restaurants, seafood markets and entertainment along Kewalo Basin, a children's museum and a theater for performing arts, a world-class aquarium, and commercial development of the interior areas. Public open spaces, cultural facilities and amenities would also distinguish the Makai Area as a place dedicated to the people of Hawaii.

Kakaako's Makai Area includes the land makai of Ala Moana Boulevard from Kewalo Basin to Pier 4 in Honolulu Harbor and the Hawaiian Electric power plant site in downtown Honolulu. Kakaako Makai is extremely important because of its dramatic location, proximity to downtown Honolulu and the substantial amount of land (almost 200 acres) owned and controlled by the State. These attributes support the revised Makai Area Plan's larger goal of diversifying Hawaii's economy and establishing a special people-oriented place.

Since 1994, the HCDA has been looking at ways to revise the development strategy for Kakaako Makai in response to changes in the State economy and a reassessment of land uses, urban design and transportation systems in the area. A traffic study and infrastructure master plan were also conducted to fine-tune the revisions to the Plan. A supplemental environmental impact statement was approved by the

Governor in July of this year. Some of the major changes from the 1990 Plan are:

- The restoration of the majority of Fort Armstrong to maritime industrial use, although certain commercial uses are also to be allowed;
- The redesign of Ilalo Street to link Punchbowl Street with Ward Avenue. Ilalo Street would serve as an internal collector for Kakaako Makai, rather than as a major through route.
- Elimination of the reserved housing fee that was assessed against non-housing development;
- Changing the public facilities dedication requirement to a fee assessed against built floor area rather than a land dedication; and
- Eliminating the distinction between Base Zone and Planned Developments.

Under the revised Makai Area Plan, a substantial portion of the Makai Area would be used for public enjoyment and access to the waterfront. A portion of State-owned lands would be developed for commercial uses and the revenues generated would help support the public parks and other amenities. In configuring the location of permitted activities in Kakaako Makai, the HCDA maintained a central corridor of park lands. The Kakaako Waterfront Park has been extended to Ala Moana Boulevard to enhance its visibility and reinforce its prominence as a major public park that will serve as a centerpiece for adjacent commercial developments.

Public access to the Kakaako waterfront is a high priority of the revised 1998 Plan and one mile of shoreline is dedicated to park use. Maritime activities are also a priority, and the Plan reserves land in the Fort Armstrong area and along Piers 1 and 2 for maritime uses. Kewalo Basin will give the public the opportunity to view and enjoy the working

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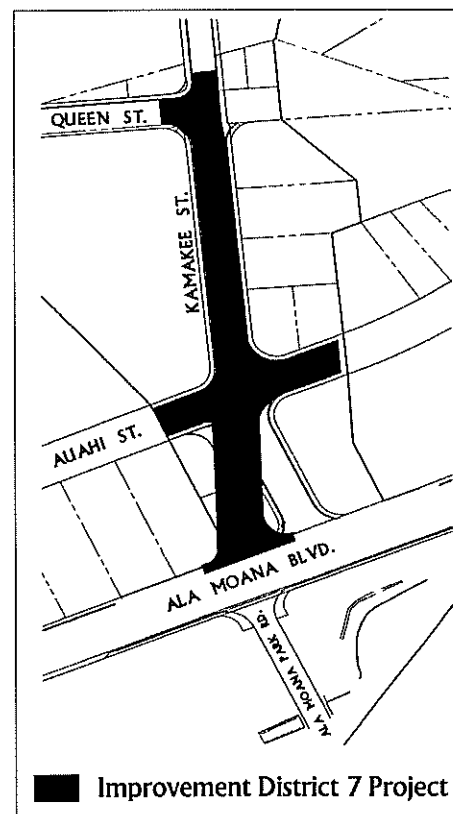
# FINAL APPROVAL GIVEN TO IMPROVEMENT DISTRICT 7 PROJECT

## Another Segment of Kamakee Street's Infrastructure to be Improved

Members of the Hawaii Community Development Authority (HCDA) on July 8 gave their final approval for the agency to proceed with a project to construct infrastructure and utility system improvements on Kamakee Street, between Queen Street and Kewalo Basin. As planned, the Improvement District 7 (ID-7) Project will include the installation of new water, sewer and drainage systems along the portion of Kamakee Street that is makai of Queen Street. The project will extend the drainage system from Ala Moana Boulevard to Kewalo Basin and Kamakee Street will be realigned to create a four-way intersection with Ala Moana Park Road. New sidewalks, curbs and gutters will be constructed and the existing overhead utility lines will be moved underground. The total estimated cost of ID-7 is approximately \$11.7 million, a cost to be shared by State government, properties within the project area that benefit from the improvements, and the public utility companies.

"The ID-7 Project will make important traffic and drainage improvements which will bring significant benefits to the Kakaako community," states HCDA Executive Director Jan Yokota. "The new drainage box to be installed under Kamakee Street is essential to adequately handle storm drainage for a large part of Kakaako and the realignment of Kamakee Street would greatly improve traffic circulation and the flow of traffic to and from Ala Moana Park, as well as to businesses along the Mauka side of Ala Moana Boulevard."

The HCDA conducted two public hearings on the ID-7 Project in January and July of this year. In voting its final approval of the ID-7 Project and assessment amounts to be charged to benefiting properties, the Authority decided that landowners in ID-7 who had previously been assessed for drainage improvements in Improvement District 4 would not be assessed again for drainage in ID-7. Construction on ID-7 is tentatively scheduled to start in September 1998 and the projected construction period is 18 months.



## REVISED MAKAI AREA PLAN & RULES

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*The Kakaako Makai's future streetscape will include spacious tree-lined streets and sidewalks that enhance Hawaii's outdoor environment.*



wharf aspect of the waterfront. Fishing and tourism-related activities will remain at Kewalo Basin, although certain fishing services would eventually be relocated to Honolulu Harbor to allow for the development of entertainment, restaurant and retail facilities along the Ewa edge of Kewalo Basin. Tourism-related boating activities will be accessible from there as well.

Under the revised Makai Area Plan, the land use zones would allow park, commercial, industrial, waterfront commercial and public activities. The Park (P) zone would accommodate a variety of park environments. The existing Kakaako Waterfront Park provides a passive park for walking, picnics and quiet contemplation. To enhance public enjoyment

of Kakaako Makai, the new Makai Area Plan proposes a variety of additions to the Kakaako Waterfront Park. These general development concepts—to be studied for feasibility—include: a world-class aquarium and research facility; a large urban "green" area for active play and festivals; an interactive children's play area with water features and play apparatus; a cultural facility within the existing amphitheater in the Kakaako Waterfront Park; and extensions of the current promenade around Kewalo Basin and mauka via a Mauka/Makai promenade. The park zone would also allow cultural, educational and active recreational activities to provide additional public resources.

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## REVISED MAKAI AREA PLAN & RULES

(Continued from Page 3)

The Commercial (C) zone, encompassing about 54 acres of land, would permit a wide range of commercial land uses such as high tech offices and retail establishments. The Mixed Use Zone-Industrial (MUZ-I), covering 62.3 acres, would support maritime activities and facilities within Honolulu Harbor as well as limited commercial activities. Typical uses in this zone include a proposed passenger cruise terminal at Pier 2 and container yard areas within Fort Armstrong. The Waterfront Commercial (WC) zone, encompassing 22.7 acres, allows commercial activities and fishing and boating services along the edges of Kewalo Basin. The Public (PU) zone sets aside land for existing public uses such as the U. S. Immigration Station, the Department of Health building and the Ala Moana Pump Station.

In keeping with the vision of the Kakaako waterfront as a people-oriented place, the proposed new Makai Area Plan emphasizes pedestrian movement through the area. Pedestrian promenades will run along the waterfront and along Cooke Street. Ilalo Street is designed to be a major strolling and shopping corridor with large shade trees, generous sidewalks and street furnishings. To increase non-vehicular access to Kakaako Makai from Downtown Honolulu, Ala Moana Park and Kakaako's Mauka Area, the Plan includes a bicycle system within the Makai Area that will ultimately connect the Kakaako Waterfront Park to Ala Moana Beach Park.

The revised Makai Area Plan provides a unique opportunity to create an outstanding urban environment in Kakaako Makai. Development of these lands represents a tremendous social and economic opportunity for the people of Hawaii.



## VOLUNTEERS NEEDED FOR "WEED OUT" AT KEWALO BASIN PARK

The recent Kakaako Waterfront Park "Weed Out" on July 11 was a success. Thanks go out to all of the volunteers who participated in helping to rid the Waterfront Park of the kukus (thorny weeds). Another park improvement day will take place on September 26 and the HCDA is again asking for volunteers to help out on this day.

This time, the focus will be on the Kewalo Basin Park, which needs weeding and trash cleanup. If you are interested in helping, please call Alex Achimore at 587-2870 or just meet us and other volunteers at the Kewalo Basin Park restrooms at 8:30 a.m., or come by anytime before 12:00 noon. Tools and refreshments will be provided, and no experience is necessary!

## HCDA MEMBERS UPDATE

Walter Kupau has been appointed to serve a four-year term as a member of the Hawaii Community Development Authority by Governor Ben Cayetano. Kupau, who is the financial secretary and business representative for the Hawaii Carpenters Union Local 745, fills the seat vacated by outgoing member G. A. "Red" Morris effective July 1998.

In other news, Lynne Waters was re-elected to serve as HCDA Chair at the Authority's July 8 meeting. Lori Ann Lum and Michael Kawaharada were also elected as Vice Chair and Secretary, respectively.

## AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

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(Visit the HCDA web site: <http://www.hawaii.gov/hcda>)

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